

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, February 8, 2010

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:07 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; Michael Hansen, Vice-Chair; Joel Dennison, John Lombardo, Shannon Miller-Yeakel, and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were five visitors present.

PLEDGE OF ALLEGIANCE

MINUTES

Motion was made by Mr. Welter and seconded by Ms. Miller-Yeakel to approve the minutes of the January 11, 2010 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

BLUE HERON RIDGE

Mr. Kurpakus explained that Blue Heron Ridge resident John Denisi is proposing a lot line modification at property located at 509 and 513 Eagle Court. He specified that the proposed modification includes approximately 460 square feet of area and will correct the construction of a concrete driveway over a property line.

Mr. McClelland referred to the February 1, 2010 Lennon Smith Souleret letter of review and advised there was only one minor outstanding issue.

Mr. John Denisi, 509 Eagle Court, had no objection to complying with the remaining requirement.

Motion was made by Mr. Dennison and seconded by Mr. Hansen to recommend to the Board of Supervisors, preliminary and final approval of the Blue Heron Ridge Revision One, pursuant to Drawing RC1 prepared by Sperdute Surveying and dated December 14, 2009, with the condition of conformance with the February 1, 2010 letter of review of Lennon Smith Souleret Engineering. The aye vote on the motion was unanimous. Motion carried.

SILVER PINE

Mr. Kurpakus reminded that Sierra Pine's earlier submission was tabled at the December 14, 2009 meeting to permit the applicant to respond to the engineering review. He also reminded that the proposed subdivision is 12 lots on 41 acres on Babcock Boulevard in the "E-1" Zoning

SILVER PINE (Continued)

District. Mr. Kurpakus pointed out that the application is for preliminary approval only at this time. He then highlighted revisions as of the last review and noted that three waivers are requested.

Mr. McClelland referred to the February 4, 2010 Lennon Smith Souleret Engineering letter of review and advised that those issues would be completed under the final plan submission.

Mr. Michael Wetzel, Victor-Wetzel Associates, acknowledged his firm's February 8, 2010 letter of response to the engineering review. He also acknowledged the presence of Steve Thomas and Joe Barnes of Sierra Associates. Mr. Wetzel explained that the plan revisions were to lot and street layout which will significantly decrease the amount of grading and tree removal and provide better access for the entry lots. He then listed the waiver requests for: 1) Slopes to exceed 2.5:1 at the entrance roadway; 2) Sidewalk to be located on one side of the street only; 3) Trail/sidewalk to be eliminated along Babcock Boulevard; 4) Mitigation of trees of significance to be reduced. Mr. Wetzel reviewed the existing site map and noted that 100% of the site is tree covered. He expressed their position that requiring the mitigation of the indicated 762 trees would cost more than the property itself. Mr. Wetzel provided pictures of many of the indicated "trees of significance", pointing out that most are simply "scrub" trees. Mr. Wetzel explained the stormwater management system, with one of the two sites utilizing a three foot high stormwater parapet, which will have the dual use as providing for signage on the other side.

Mr. Avolio recommended that the written waiver requests include better justification. He stated that the Planning Commission would not provide a recommendation on tree mitigation until receiving the EAC's recommendation.

Ms. Miller-Yeakel expressed her understanding on the applicant's request to not construct sidewalk on Babcock Boulevard, although she would you suggest they instead contribute to the Township's fund for other desired sidewalk.

Mr. Lombardo questioned the length of the wall and Mr. Wetzel advised it would be 180 feet. Mr. Lombardo questioned if the applicant would be agreeable to a second wall on the other side of the entry, to provide symmetry.

Mr. Wetzel produced a rendering of a highly decorative stone wall on which the signage will be located. He expressed his opinion that a second wall was not necessary.

Mr. Lombardo questioned if the applicant would consider extending public sewer to Brierly Lane and Mr. Wetzel replied that they would review that possibility.

Mr. Welter questioned if the parapet wall may affect the line of sight, but Mr. Wetzel stated that it would not.

SILVER PINE (Continued)

Mr. Hansen questioned if standing water will sit in the stormwater detention basin.

Mr. Wetzel advised that the basin will be planted with a flowering groundcover and will be dry most of the time.

Mr. Hansen expressed his dissatisfaction that the stormwater detention areas will be near the plan entrance.

Mr. Wetzel explained the topography and the advantages to the indicated locations.

Mr. Dennison reiterated the suggestion that the applicant pay a fee in lieu of constructing sidewalk on Babcock Boulevard. He added his favor with sidewalk on only one side of the street within the development and then requested a detail of the proposed stormwater detention wall. Mr. Dennison commended Mr. Wetzel on the much-improved revised plan.

Mr. Avolio recommended that conservation areas on the lots be indicated.??

Mr. Kurpakus noted that the applicant has provided an extension to permit the Planning Commission the opportunity to delay action until the March meeting.

Mr. Wetzel was agreeable to the submission being tabled to the March meeting. He advised of their intent to request final approval in June and begin construction in the fall.

Motion was made by Mr. Lombardo and seconded by Mr. Hansen to table consideration of the Silver Pine Subdivision to March 9, 2010. The aye vote on the motion was unanimous. Motion carried.

STONE & COMPANY

Mr. Kurpakus reported that Stone & Company has requested their submission be tabled to permit them the opportunity to address the use issue.

Motion was made by Mr. Dennison and seconded by Mr. Welter to table consideration of the Stone & Company Land Development Plan to March 8, 2010 with the condition that a letter of extension be provided from the applicant, providing a specific date to which the extension is requested. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Welter and seconded by Mr. Hansen to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 8:15 p.m.